



# Southwest Ranches Town Council

## REGULAR MEETING

Agenda of September 25, 2025

Southwest Ranches Council Chambers  
7:00 PM Thursday

13400 Griffin Road  
Southwest Ranches, FL 33330

<u>Mayor</u>	<u>Town Council</u>	<u>Town Administrator</u>	<u>Town Attorney</u>
Steve Breitkreuz	Jim Allbritton	Russell C. Muniz, ICMA-CM	Keith M. Poliakoff, J.D.
<u>Vice Mayor</u>	Gary Jablonski	<u>Town Financial</u>	<u>Town Clerk</u>
Bob Hartmann	David S. Kuczenski, Esq.	<u>Administrator</u>	Debra M. Ruesga
		Emil C. Lopez, CPM	

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter or hearing impaired to participate in this proceeding should contact the Town Clerk at (954) 434-0008 for assistance no later than four days prior to the meeting.

**1. Call to Order/Roll Call**

**2. Pledge of Allegiance**

**Presentations**

**3. Presentation of the Resident Survey by OnPointe Insights**

**4. Public Comment**

- All Speakers are limited to 3 minutes.
- Public Comment will last for 30 minutes.
- All comments must be on non-agenda items.
- All Speakers must fill out a request card prior to speaking.
- All Speakers must state first name, last name, and mailing address.
- Speakers will be called in the order the request cards were received.
- Request cards will only be received until the first five minutes of public comment have concluded.

**5. Board Reports**

**6. Council Member Comments**

**7. Legal Comments**

**8. Administration Comments**

**9. Approval of Minutes**

**a. May 8, 2025 - Regular Meeting Minutes**

**b. May 22, 2025 - Workshop Minutes**

**10. Adjournment**

PURSUANT TO FLORIDA STATUTES 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR

HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, THE AFFECTED PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHERWISE INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES IT AUTHORIZE CHALLENGES OR APPEALS NOT OTHERWISE ALLOWED BY LAW.

**REGULAR MEETING MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

May 08, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Vice Mayor Bob Hartmann

Council Member Jim Allbritton

Council Member Gary Jablonski

Council Member David S. Kuczenski

Russell Muñiz, Town Administrator

Kathryn Sims, Deputy Town Administrator

Emil C. Lopez, Town Financial Administrator

Keith Poliakoff, Town Attorney

A Regular Meeting of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitkreuz at 7:05 PM. Attendance was noted by roll call and was followed by the Pledge of Allegiance.

The Town of Davie Police Department Honor Guard presented the Colors for the Pledge of Allegiance.

**Presentations**

**3. Proclamation - Law Enforcement Officers Memorial Day**

The Town presented a proclamation recognizing May 15<sup>th</sup>, 2025 as National Law Enforcement Officers Day and the week of May 11<sup>th</sup> through May 17<sup>th</sup>, 2025, as National Police Week in the Town of Southwest Ranches.

**4. Proclamation - Mental Health Awareness Month - May 2025 - NAMI Broward**

The Town presented a proclamation recognizing the month of May as Mental Health Awareness Month.

**5. Proclamation - Jewish American Heritage Month - May 2025**

The Town presented a proclamation recognizing the month of May as Jewish American Heritage Month.

**6. Proclamation for International Compost Awareness Week**

The Town presented a proclamation recognizing the week of May 4<sup>th</sup> through May 10<sup>th</sup>, 2025, as International Compost Awareness Week.

**7. Presentation - Outback Steakhouse -Stephen Barnes, General Manager**

The Town recognized Outback Steakhouse for their partnership with the Town and all their contributions to the Town for events such as the Barn Dance. Mayor Breitkreuz stated that he appreciates the partnership and everything that the restaurant has done for the Town.

**8. Presentation - Florida Power & Light - Drone in a Box**

Baldwin English, of Florida Power and Light, provided the Town Council an update on FPL's capabilities before, during, and after a hurricane. He also presented the Town Council

information on FPL's "Drone in a Box" program that uses drones to primarily inspect above ground power lines during outages.

## **9. Public Comment**

The following members of the public addressed the Town Council: Danell Dalfonso and Max Adelstein.

## **10. Board Reports**

Debbie Green spoke on behalf of the Zero Waste Advisory Board. She shared that the Board had hosted a tour of the WM Reuter Recycling Center on April 30, 2025, which was very well attended and eye opening. She also advised the Zero Waste Advisory Board will have a tent set up at the Town of Southwest Ranches 25<sup>th</sup> birthday party and to be sure to swing by for information and swag. Lastly, she provided an update on the Zero Waste Consultant RFP and welcomed the newest member of the advisory board.

Debbie Green spoke on behalf of the Zero Waste Task Force and advised the next meeting would be May 14, 2025 at 7:00pm. She stressed the importance of the meeting and urged as many people as possible to attend. She also provided upcoming dates and locations of public outreach meetings and stressed the importance of attendance to those as well.

## **11. Council Member Comments**

Council Member Jablonski spoke about the following Town events:

- The Town's 25<sup>th</sup> Anniversary event on June 7<sup>th</sup> starting at 10:00 a.m.
- The scheduled visits of the Broward County Property Appraiser to the Town on the first Tuesday of each month.
- Town Hall will be closed for Memorial Day on Monday, May 26, 2025.

He talked about the Town Scholarship Fund and reminded students in the Town the deadline to submit their applications is at the end of May. He praised the Schools and Education Advisory Board (SEAB) for all their hard work to raise funds for the Town Scholarship. He also reminded everyone that Mother's Day was on May 11, 2025.

Vice Mayor Hartmann spoke about being contacted by the American Red Cross regarding a program that can help the Town residents that either don't have fire alarms, or their alarms are inoperable. The American Red Cross will come and install or replace them. He spoke about NAMI Broward, The National Alliance on Mental Health, they have resources that can provide the residents as well. Vice Mayor Hartmann spoke about the wildlife rescue Mayor Breitreuz has been working with and the Brady Hunter Foundation, and how these entities want to come to Southwest Ranches, and he is proud of the fact the this is the best place to be. Last he spoke about the Town's efforts to combat the proposed incinerator project and what the Town is up against. He urged residents that now is the time to mobilize and energize in order to influence the decision makers of Broward County.

Council Member Kuczenski discussed the Sunshine Ranches HOA voting unanimously to install speed tables along Luray Road to reduce speeding. He stated that there are eleven steps to be completed before the process of the installation of the speed tables can be installed and said that he will be asking at a future Council meeting that those steps be waived by the Town council to expedite the process.

Council Member Allbritton thanked the members of the Public Safety and Traffic Committee and spoke about the accomplishments of the Committee. He spoke about the tour of the WM Reuter Recycling Center and the amount of materials that are recycled at the facility and how much more will be recycled at the future facility, currently under construction. He talked about the Broward League of Cities presentation on the one cent penny sales tax that was to be used for transportation. He stated that the presentation provided information on the amendment that is being brought forth that will distribute monies to each municipality in an equitable manner, each year based on the number of roads and population in each municipality. He stated that the Broward League of Cities will be providing approximately \$478,000 each year if the amendment is approved. He thanked everyone for attending the meeting and thanked the Honor Guard for their presentation.

Mayor Breitkreuz thanked Vice Mayor Hartmann, the Town Council, and Town staff, for their hard work and efforts for the Town, while he was on vacation. He spoke about the Town of Davie's memorial service for fallen police officers and stated it was an honor to attend and that the Town was very fortunate to have a partnership with the Town of Davie Police Department. He talked about the Town's Rancher Academy and asked any residents that attended to provide feedback from the Academy so it can be used to improve the next Rancher Academy if necessary. He spoke about the South Florida Wildlife Center moving to the Town and said that the process is moving forward. He talked about traveling internationally and seeing the different types and methods of recycling and sustainability efforts in different countries, and that he would be creating a short presentation on it to share with the Town Council and residents.

## **12. Legal Comments**

Town Attorney Poliakoff spoke about the South Florida Wildlife Center moving their facility to the Town and said that it would be a great addition to the Town and encouraged residents to speak to Mayor Breitkreuz to learn more about the issue. He provided an update to the Town Council on the sale of the CCA Property and said there was an issue with a rule from the Army Corps of Engineers regarding federal water flow. He said there is a canal located at the back of the property, and it has been under review to determine if the canal is connected to a federal waterway. He stated that he and Town Administrator Muñoz have spoken to Congresswoman Debbie Wasserman-Schultz about the process and that she agreed to help expedite the process. He said that once this is approved the sale process can be finalized. He reminded the Town Council that once the sale is complete the Town will be debt free. He advised the Town Council on a judgment against a property near Stirling Road and SW 178 Avenue, that was being used as a landscaping

business. He said the ruling stated that the only vehicles and equipment stored on the property had to be used on the property, no equipment used off the property could be stored on the property. He stated that because of the ruling the property owner has issued an eviction notice to the tenant.

### **13. Administration Comments**

Town Administrator Muñiz provided an update on the Southwest Meadows Sanctuary restroom facility. He stated the Broward County Health Department will not approve the permit for the construction because there is administrative code that states that if there is a nearby sanitary sewer system nearby, the facilities must be connected to it. He spoke about the Town's plan to use septic tanks and described the Town's efforts to convince the Health Department to allow the Town to use the septic tanks, to no avail. He told the Town Council the facilities would have to be connected to the City of Sunrise sanitary system and that it would raise the cost of the project by an estimated \$166,000. He asked the Town Council to authorize the change order for the architect and contractor and not to exceed the amount of \$166,000 in total.

The following motion was made by Council Member Jablonski, seconded by Vice Mayor Hartmann, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitreuz voting yes.

**MOTION: TO APPROVE THE SOUTHWEST MEADOWS RESTROOM FACILITY BUILDING CHANGE ORDER TO NOT TO EXCEED THE AMOUNT OF \$166,000 AND THE FUNDS TO BE TAKEN FROM THE UNASSIGNED FUND BALANCE.**

Town Administrator announced there would be a blood drive event at Town Hall on June 18<sup>th</sup>, 2025, from 10:00 a.m. to 4:00 p.m., in honor of first responders. He called Public Works Administrative Specialist Susan Kutz to the podium to provide an update on the Town's 25<sup>th</sup> Anniversary event.

Ms. Kutz advised the Town Council about the activities planned for the event, including waterslides and bounce houses, a mechanical bull, battle axes, nine-hole mini golf, a DJ, and a performance by the Shane Duncan Band. She spoke about the parade line up, its starting time, route, and the police presence that will ensure traffic flows smoothly and safely. She said that the Archbishop McCarthy High School Band may participate, as well as the Boy Scouts of America. She discussed the planned flyover for the event and said the FAA approval is still pending. She stated the Town is making a strong commitment to sustainability and will not have any single use plastic water bottles at the event. She thanked everyone for their continued support and enthusiasm for the event.

Town Administrator Muñiz discussed the Town Hall security project which involved building a security door access point to the back offices at Town Hall. He stated that a formal bid was done for the project, and it was awarded to Khan Builders, in the amount of \$23,552.00. He asked

Town Council for approval to use funds from the Unassigned Fund Balance in the amount of \$23,552.00 to fund the project.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitzkreuz voting yes.

**MOTION: TO APPROVE THE AMOUNT OF \$23,552.00 TO BE TAKEN FROM THE UNASSIGNED FUND BALANCE TO BE USED TO FUND THE TOWN HALL SECURITY DOOR PROJECT.**

**Ordinance 1<sup>st</sup> Reading**

**14.** AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), ARTICLE 95. - "OUTDOOR LIGHTING STANDARDS" BY ADDING AND MODIFYING DEFINITIONS, MODIFYING LIGHTING INTENSITY STANDARDS, ESTABLISHING PROHIBITED LIGHTING PRACTICES, AND PROVIDING FOR COMPLIANCE; AMENDING ARTICLE 70. – SIGN REGULATIONS, SECTION 070-070. – "GENERAL SIGN REQUIREMENTS FOR PERMANENT SIGNS," PERTAINING TO SIGN ILLUMINATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE. **{Second Reading to Be Held on June 12, 2025}**

The following motion was made by Council Member Kuczenski, seconded by Council Member Allbritton, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitzkreuz voting yes.

**MOTION: TO APPROVE THE ORDINANCE ON FIRST READING.**

**Resolutions**

**15.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, SUPPORTING THE PLATINUM PERMITTING PROGRAM OF THE GREATER FORT LAUDERDALE ALLIANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

The following motion was made by Council Member Jablonski, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitzkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**16.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AWARDING A BID TO PROVIDE SERVICES FOR A RESIDENTIAL COMPOST PILOT PROGRAM TO FILTHY ORGANICS, LLC; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY, TO ENTER INTO AN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**17.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH ENCOMPASS CSI, LLC TO PROVIDE JANITORIAL SERVICES AT TOWN HALL; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR AND TOWN ATTORNEY TO ENTER INTO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Allbritton, seconded by Council Member Kuczenski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**18.** A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, CONSENTING TO THE CITY OF COOPER CITY PROVIDING WATER SERVICES TO 6225 STALLION WAY, REAL PROPERTY LYING WITHIN THE TOWN OF SOUTHWEST RANCHES, FLORIDA; PROVIDING THAT NO FURTHER EXPANSION OF SERVICE SHALL BE PERMITTED WITHOUT THE EXPLICIT WRITTEN CONSENT OF THE TOWN; PROVIDING FOR A CERTIFIED COPY OF THIS RESOLUTION TO BE FURNISHED TO THE CITY OF COOPER CITY; AND PROVIDING AN EFFECTIVE DATE.

The following motion was made by Council Member Kuczenski, seconded by Council Member Jablonski, and passed by a 5-0 roll call vote. The vote was as follows: Council Members Allbritton, Jablonski, Kuczenski, Vice Mayor Hartmann, and Mayor Breitkreuz voting yes.

**MOTION: TO APPROVE THE RESOLUTION.**

**Discussion**

**19. Dykes Road U-Turn Design - Mayor Breitkreuz**

Mayor Breitkreuz introduced the item as a project he has been working on with Circle S Estates and Mr. John McWilliams, of Kimley Horn and Associates. He stated the project was to address the concerns of illegal U-turns along Dykes Road between SW 49<sup>th</sup> Street and Griffin Road. He called Mr. McWilliams to the podium to present to the Town Council.

Mr. McWilliams thanked the Town Council for having him and stated that the Town Administration and staff asked for his company to provide solutions to alleviate the illegal U-turns along Dykes Road. He presented to the Town Council and suggested extending the median from Griffin Road to the Camp Lingua driveways, the use of "tuff curbs" with flex posts in front of the Camp Lingua



driveway, and creating an “apron”, or widening of the road in front of the Circle S Estates entrance, to allow for legal U-turns.

A discussion ensued with the Town Council, Town Administrator Muñiz, and Town Administrator Poliakoff regarding the issue, and Mayor Breitzkreuz opened the item to public comment.

It was agreed by the Town Council to move forward with the project.

## **20. Party Permits – Council Member Jablonski**

Council Member Jablonski introduced the discussion item as there being an issue with the Town’s party permitting system. He expressed that his concern is people that apply and receive party permits feel that they have “carte blanche” for their parties and play music at the parties too loud. He stated that Town of Davie Police Officers are usually responsible, and sometimes the Town’s Code Compliance Department, for enforcing loud music and parties and can stop parties with loud music that are not permitted, but they do not have the same option for parties with permits. He stated that his idea is to use distance from the permitted residence as method to determine if the music is too loud. He suggested using 300 feet as a basis for the distance model. He called Town resident Michael Spitzer to the podium to provide information to the Town Council regarding sound.

Mr. Spitzer spoke about music and sound traveling in the Town during parties, issues that he has experienced in the Town with music, and different methods that other municipalities have used to address the issue.

A discussion ensued with the Town Council, Town Administrator Muñiz, and Town Administrator Poliakoff regarding the issue, and Mayor Breitzkreuz opened the item to public comment.

Town Council concluded the item and instructed Town Administration to redraft the party permit application with the instructions that the applicant would annotate the location of where the sound would be emitting from the property and the Town would “pin” the area with a radius of 500 feet. The radius area would represent the area and/or neighbors that may be affected by the noise and areas outside the permitted radius would not be allowed. Town Council also advised Town Administration to work with the Town of Davie Police Department on how to enforce the changes.

## **21. Adjournment**

Meeting adjourned at 9:57 p.m.

*Respectfully submitted:*

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*Debra M. Ruesga, CMC, Town Clerk*

*Adopted by the Town Council on this 15<sup>th</sup> day of September, 2025.*

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*Steve Breitzkreuz, Mayor*

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**WORKSHOP MINUTES OF THE TOWN COUNCIL**  
**Southwest Ranches, Florida**

Thursday 7:00 PM

May 22, 2025

13400 Griffin Road

Present:

Mayor Steve Breitkreuz

Russell Muniz, Town Administrator

Vice Mayor Bob Hartmann

Debra M. Ruesga, Town Clerk

Council Member Jim Allbritton

Emil C. Lopez, Town Financial Administrator

Council Member Gary Jablonski

Keith Poliakoff, Town Attorney

Council Member David S. Kuczenski, Esq.

The Workshop of the Town Council of Southwest Ranches was held at 13400 Griffin Road in the Southwest Ranches Council Chambers. The meeting, having been properly noticed, was called to order by Mayor Breitkreuz at 7:05.

**3. Discussion – Home Based Businesses**

Mayor Breitkreuz thanked everyone for attending and explained the reason for the workshop was to address the issue of home-based businesses within the Town that were operating outside of Town regulations. He said that the issue is mostly in the areas of Southwest 210 Terrace and Southwest 208 Lane, but it was not restricted to just that part of Town. He stated that the Town has historically let these businesses operate because they have not affected others in the community, but said the issue is becoming more common place in the Town and it was time for the Town to come together and discuss what the best options are for dealing with the issue moving forward. He stated that he wished to hear the residents' views on the topic and hear ideas on how the Town could resolve the matter. He asked Town Administrator Muñiz if there was a presentation on the topic.

Town Administrator Muñiz advised the Mayor and Town Council that a presentation had been prepared by Code Compliance Director Julio Medina.

Mayor Breitkreuz called Director Medina to the podium to present to the Town Council.

Director Medina presented information to the Town Council regarding home-based businesses in the Town including excerpts of the Town Code that pertain to home-based businesses, as well as areas in the Town that have had issues with home-based businesses. He explained the conditions that must be met by home-based businesses and stated that in essence properties that have home-based businesses should be indistinguishable from any other residential property. He spoke about agricultural businesses and clarified the difference between agricultural businesses and agricultural businesses that have commercial aspects that are outside of the agricultural business designation.

A discussion ensued amongst the Town Council and Director Medina clarifying certain points of the Town Code.

Mayor Breitkreuz opened the floor to public comments.

The following members of the public spoke: Eddie Flores, Newell Hollingsworth, Zuzu, Andrew Green, Ron Martinez, Alexandra Martinez, Debbie Green, Joanne Hollingsworth, Carlos Cardoso, Jim Laskey, and Mal Holdman.

Mayor Breitzkreuz thanked everyone for coming to the meeting and voicing their opinions. He stated that the Town of Southwest Ranches is a unique jewel in South Florida and said that everyone on the dais made the vow to the community that they would preserve the lifestyle of the Town. He expressed that he understood people want to keep their businesses in the Town but that the regulations were put in place before those businesses existed and said that Town Council had the obligation to preserve the rural lifestyle of the Town for the residents. He affirmed that there would soon be a time the Town will have to enforce the Town's regulations on the matter.

Vice Mayor Hartmann reiterated that enforcement of the regulations would apply to the entire Town.

Council Member Jablonski spoke about the issue of residents not being willing to report illegal home-based businesses to Code Compliance and want Council Members to report for them.

Mayor Breitzkreuz spoke further on the issue of residents reporting the violations to Code Compliance and stated that the Town Council may have to discuss adding the issue to the list of proactive code items in the future.

Council Member Kuczenski spoke about the problems of no longer having anonymous reporting of code violations.

Council Member Jablonski expressed that the Town Council would be discussing the issue in more detail at future meetings.

Mayor Breitzkreuz agreed with Council Member Jablonski that there would be further discussions in the future and that the discussion was to find out how the residents felt about the matter and if there were any thoughts on the matter that he was unaware of regarding the issue. He stated that it was the Town Council's responsibility to protect the Town and preserve its rural lifestyle. He thanked everyone for coming to the workshop and providing their input. He stated that the Town Council would continue to work on the issue and would soon develop action items that would be put forth at future meetings.

#### **4. Adjournment**

Meeting was adjourned at 8:24 p.m.

*Respectfully submitted:*

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*Debra M. Ruesga, Town Clerk*

*Adopted by the Town Council on this 25<sup>th</sup> day of September, 2025.*

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*Steve Breitkreuz, Mayor*

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